

June 14, 2024

PAR-DPP-2024-00067
X-ref: C-210569 (CFN 65047);
Minor Variance A-2021-0089; A-2021-0156;
Site Plan Application (CFN 60794.09)

By Email: coa@brampton.ca; clara.vani@brampton.ca

Clara Vani
Legislative Coordinator & Secretary-Treasurer Committee of Adjustment
Committee of Adjustment
2 Wellington Street West
Brampton, ON L6Y 4R2

Dear Clara Vani,

**Re: Consent Application – B-2024-0011
8470 Highway 50 & 8480 Highway 50 (formally 4629 Queen Street East / Servient Parcel)
City of Brampton, Region of Peel
Owner: Highway 50 & 7 South Equities Inc.; Pangreen Limited Partnership; 9404635
Canada Inc.; Greycan 9 Properties Limited Partnership; Greycan 9 Properties Inc.
Agent: Weston Consulting c/o Michael Vani**

This letter acknowledges receipt of the subject consent application, received on May 17, 2024. Toronto and Region Conservation Authority (TRCA) staff have reviewed this application and the circulated materials listed in Appendix A to this letter in accordance with the Conservation Authorities Act, which requires TRCA to provide programs and services related to the risk of natural hazards within its jurisdiction. With respect to Planning Act matters, conservation authorities have a role to ensure that decisions under the Planning Act are consistent with the natural hazard policies of the Provincial Policy Statement (PPS) and conform to any natural hazard policies in a provincial plan.

In addition, TRCA staff have also reviewed this application in accordance with Ontario Regulation 41/24. Where development activity is proposed, within a regulated area, a permit is required to ensure that it conforms to the applicable tests for implementation of the regulation.

The lands collectively have a combined site area of approximately 221,610 square metres (22.16 hectares) and is located at the southwest quadrant of the Queen Street East and Highway 50 intersection along the City of Brampton's eastern border. The lands are triangularly shaped with Queen Street East to the north, Highway 50 to the east, and The Gore Road to the west.

The subject property is located within TRCA's Regulated Area of the Humber River Watershed due to the adjacent Regulatory Floodplain (off the lot along the north-west property line). As such, a TRCA permit pursuant to Ontario Regulation 41/24 is required from this Authority prior to any development and/or site alteration taking place within TRCA's Regulated Areas on the property.

Purpose of the Application

TRCA staff understand that the purpose of Consent Application is to request the consent of the Committee of Adjustment of an easement having a width of approximately 352 metres (1154.86 feet), and an area of 12.7 hectares (31.28 acres).

TRCA staff understand that the access easement is not affected by this application. Also, it is our understanding that the requested variances are required to facilitate a permanent vehicular access easement over 8470 and 8480 Highway 50 in favour of 8386 and 8412 Highway 50 (the abutting property to the south for *shared access to Highway 50* for a period greater than 21 years).

The access easement is along the western property line abutting Queen Street. The existing use is commercial agriculture and there are two one-storey industrial buildings under construction.

The proposed works also include the development of one industrial warehouse building and associated development and site alteration (as seen on Drawing no. A1.0, Overall Site Plan, prepared by Ware Malcomb) being proposed (on the dominant lands) for which zoning has already been approved (OZS-2022-0036). A separate permit may be required for this development.

Background

TRCA issued permit no. C-210569 (CFN 65047) for the proposed commercial development.

Application Specific Comments

Based on our review, the proposed easement is sufficiently setback from the natural hazards and will be located outside of TRCA's regulated portion of the site.

Recommendation

TRCA's staff have **no objection** to support the approval of Consent Application assigned City File No. **B-2024-0011 at 8470 Highway 50 & 8480 Highway 50** subject to the following:

- 1) Payment of the planning review fee of \$1,590.00.

A TRCA permit pursuant to Ontario Regulation 41/24 may be required for any future works on the subject property.

Fee

By copy of this letter, the applicant is advised that the TRCA has implemented a fee schedule for our planning application review services. This application is subject to a fee of \$1,590.00 (Consent Commercial – Minor). The applicant is responsible for fee payment and should forward the application fee to this office as soon as possible.

We thank you for the opportunity to comment. We trust these comments are of assistance. Should you have any additional questions or comments, please contact the undersigned.

Sincerely,

Marina Janakovic
Planner I
Development Planning and Permits | Development and Engineering Services
Toronto and Region Conservation Authority
Telephone: (437) 880-2368
Email: Marina.Janakovic@trca.ca

Appendix A: Circulated Materials

- Report RE: Application for Consent (Easement), dated May 17, 2024, prepared by Weston Consulting (6 of 6)
- Drawing SS, Severance Sketch, dated May 16, 2024, prepared by Weston Consulting
- Drawing no. A1.0, Overall Site Plan, date unclear, prepared by Ware Malcomb
- Drawing no. A0.1, Title Sheet, date unclear, prepared by Ware Malcomb
- Drawing no. A1.0, Overall Site Plan, date unclear, prepared by Ware Malcomb (Zoning Stamped)
- Drawing no. A1.1, Site Plan – BLDG 1, date unclear, prepared by Ware Malcomb (Zoning Stamped)
- Drawing no. A1.2, Site Plan – BLDG 2, date unclear, prepared by Ware Malcomb (Zoning Stamped)